Fehrwood

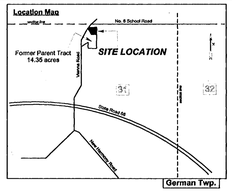
LEGEND

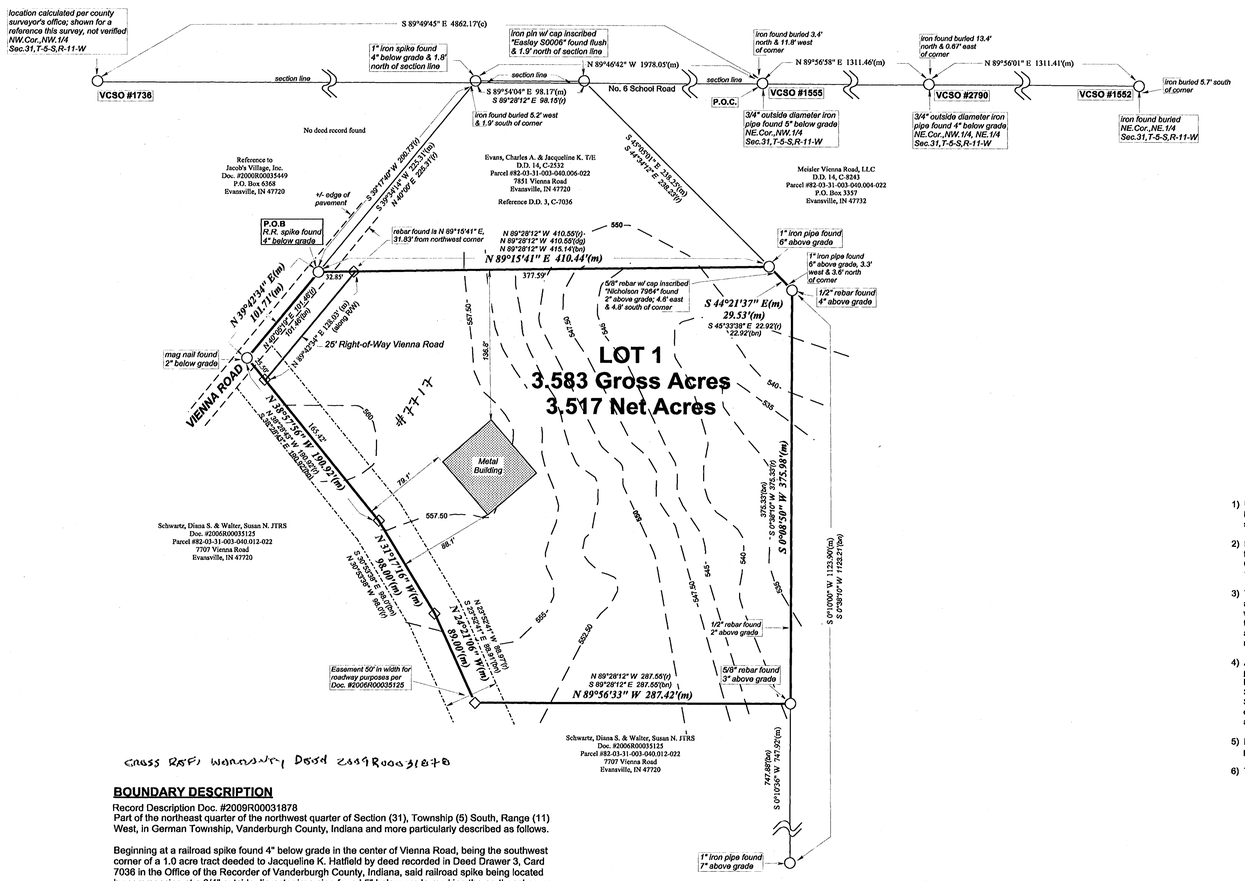
- ◯ - monument found as noted
- ◇ - 5/8" rebar w/ cap inscribed "Nicholson 7964" found flush or as noted
- (bn) - dimension from Billy Nicholson, LS survey dated 4/21/1995, revised 6/21/95, provided by client
- (dg) - dimension from Donald Gries, LS survey dated 6/13/00, found in Doc. #2000R00017102 in county recorder's office
- VCSO #xxxx - Vanderburgh County Surveyor's Office Point ID number
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencing

Bearings are based from control provided by the Vanderburgh County Surveyor's Office state plane coordinate system (NAD 83 - Indiana West)

Last date of fieldwork: 11/16/2012

(m) - field measured
(r) - deed record
(c) - calculated





N
W E
S
0 60' 120'

SCALE 1" = 60'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Mar. 21, 2013 (DATE)
JOE GRIES AUDITOR
1444 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 03.21.13 10:48A
PLAT BOOK T
PAGE 74
INSTR# 2013R0000 4415
Z TULEY RECORDER
VANDERBURGH COUNTY

Area Plan Commission Certificate
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on December 11, 2012 (at Subdivision Review)

President

Blaine Oliver
Attest Executive Director

Plat Release
Secondary Plat complies with the Ordinance and is released for recording

Blaine Oliver
Executive Director

March 21, 2013
Plat Release Date

SEAL

OWNERS CERTIFICATE:
We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Fehrwood.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Chris Fehrenbacher - Owner
2245 Glenview Dr.
Evansville, IN 47720

Keith Fehrenbacher - Owner
2245 Glenview Dr.
Evansville, IN 47720

Gary Fehrenbacher - Owner
2245 Glenview Dr.
Evansville, IN 47720

NOTARY CERTIFICATE:
State of Indiana)
)SS
County of Vanderburgh)

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Keith Fehrenbacher the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and Notary Seal this 12 day of March, 2013.

My Commission Expires 7/2019, 2019

Vicki L. Dubord (seal)
Notary Public Vicki L. Dubord

Notary resides in Evansville, In, Vanderburgh

NOTARY CERTIFICATE:
State of Indiana)
)SS
County of Vanderburgh)

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Gary Fehrenbacher the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and Notary Seal this 12 day of March, 2013.

My Commission Expires 7/2019, 2019

Vicki L. Dubord (seal)
Notary Public Vicki L. Dubord

Notary resides in Evansville, In, Vanderburgh

NOTARY CERTIFICATE:
State of Indiana)
)SS
County of Vanderburgh)

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Chris Fehrenbacher the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and Notary Seal this 12 day of March, 2013.

My Commission Expires 7/2019, 2019

Vicki L. Dubord (seal)
Notary Public Vicki L. Dubord

Notary resides in Evansville, In, Vanderburgh

BOUNDARY DESCRIPTION

Record Description Doc. #2009R00031878
Part of the northeast quarter of the northwest quarter of Section (31), Township (5) South, Range (11) West, in German Township, Vanderburgh County, Indiana and more particularly described as follows.

Beginning at a railroad spike found 4" below grade in the center of Vienna Road, being the southwest corner of a 1.0 acre tract deeded to Jacqueline K. Hatfield by deed recorded in Deed Drawer 3, Card 7036 in the Office of the Recorder of Vanderburgh County, Indiana, said railroad spike being located by commencing at a 3/4" outside diameter iron pipe found 5" below grade marking the northeast corner of said quarter quarter section; thence North 89 degrees 46 minutes 42 seconds West one thousand nine hundred seventy-eight and five hundredths (1978.05) feet to a 1" iron spike found 4" below grade at the intersection of Vienna Road and No. 6 School Road; thence South 39 degrees 34 minutes 14 seconds West along said Vienna Road two hundred twenty-five and thirty-one hundredths (225.31) feet to said railroad spike at the Point of Beginning; and from said beginning point thence North 89 degrees 15 minutes 41 seconds East along the south line of said 1.0 acre tract four hundred ten and forty-four hundredths (410.44) feet to a 1" iron pipe found 6" above grade; thence South 44 degrees 21 minutes 37 seconds East twenty-nine and fifty-three hundredths (29.53) feet to a 1/2" rebar found 4" above grade; thence South 00 degrees 08 minutes 50 seconds West three hundred seventy-five and ninety-eight hundredths (375.98) feet to a 5/8" rebar found 3" above grade; thence North 89 degrees 33 minutes 33 seconds West two hundred eighty-seven and forty-two hundredths (287.42) feet to a 5/8" rebar found flush (with plastic cap inscribed "Nicholson 7964"); thence North 24 degrees 21 minutes 06 seconds West eighty-nine and no hundredths (89.00) feet to a 5/8" rebar found flush (with plastic cap inscribed "Nicholson 7964"); thence North 31 degrees 17 minutes 16 seconds West ninety-eight and no hundredths (98.00) feet to a 5/8" rebar found flush (with plastic cap inscribed "Nicholson 7964"); thence North 39 degrees 57 minutes 56 seconds West one hundred ninety and ninety-two hundredths (190.92) feet to a mag nail found 2" below grade in said Vienna Road; thence North 39 degrees 42 minutes 34 seconds East along said road one hundred one and seventy-one hundredths (101.71) feet to the point of beginning.

CONTAINING 3.583 ACRES, MORE OR LESS.
Subject to all legal right-of-ways and/or easements

General Notes:

1) UTILITIES: Water service is provided by the German Township Water Department. Electric service is provided by Vectren. The current structure has an existing septic system.

2) FLOOD PLANE DATA: No portion of this property lies within the 100 year flood zone (Zone "A") as plotted on the Flood Insurance Rate Map (FIRM) Community Number 18163C0090D & 18163C0095D, effective date March 17, 2011.

3) TEMPORARY EROSION CONTROL: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 45 days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

4) All record documents (deeds, easements, etc.) shown on this survey are provided by the client, or found through research of employees of Kissel Land Surveying, LLC at the Vanderburgh County Courthouse. Kissel Land Surveying, LLC is not a title examiner or abstracting company. Kissel Land Surveying, LLC is not responsible for documents that are shown or not shown on this survey which may be found by a title company or attorney concerning a title commitment policy.

5) Mailbox Statement: No brick or other non-breakaway mailbox structures can be placed in County right-of-way

6) The surveyor's report is a part of this survey

T-74
Apr# 33-MS-2012

Land Surveyor's Certificate
I, Gregory A. Kissel, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on November 20, 2012 and that all monuments shown exist at the locations as noted.

Affirmation Statement
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Signed this 27th day of FEBRUARY, 2013.

Gregory A. Kissel
IN PLS 20700076

GREGORY A. KISSEL PROFESSIONAL LAND SURVEYOR PRELIMINARY STATE OF INDIANA

Prepared By: Gregory Kissel

KISSEL Land Surveying, LLC
1263 E. 900 S. Fort Branch, IN 47648
(812) 753 - 1233 office
(812) 632 - 8831 cell
www.kisselsurveying.com

CLIENT Keith Fehrenbacher		Fehrwood
SCALE 60 Ft/In	DATE 11-20-2012	DRAWN BY B. Block
JOB 12-75	REVISION 2-15-2013	SHEET 1/3

Traverse PC